

AMENDED  
LETTER OF UNDERSTANDING  
BETWEEN  
THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT),  
THE CITY OF FLAGSTAFF (CITY),  
NORTHERN ARIZONA UNIVERSITY (NAU), and  
RMS DEVELOPMENT COMPANY (RMS).

RECEIVED  
JUL 10 1988

This Letter of Understanding between the above named parties is for the sole purpose of establishing areas of responsibility in furtherance of the reconstruction of a portion of U.S. Highway 89A and construction of new I-17 ramps situated in the City of Flagstaff. These improvements are shown as Items A, D, E, G, I, J and K on the attached Figures 1 and 2.

It is the understanding between the parties hereto that:

ADOT WILL:

1. Review and approve the plans for the redesign of the existing access from Interstate 17 at the west entrance to NAU to a half-diamond interchange with slip ramps, and for the relocation of U.S. 89A to connect with Milton Road via the Sanders Road extension.
2. Award the necessary contracts for construction of the new I-17 ramps, relocated 89A, reconstruction of the crossroad situated between relocated U.S. 89A and I-17 and for a revised access road across a portion of NAU property.

3. As soon as practicable following completion of construction, abandon that portion of (new and existing) U.S. 89A north of the Airport Road Traffic Interchange.

4. In the event right of way is required for said U.S. 89A realignment, in addition to the right of way to be donated by RMS, acquire said right of way by standard acquisition procedures.

5. Abandon any excess right of way.

CITY WILL:

1. Review and approve the plans for relocated U.S. 89A and such other "Woodlands Village" improvements as require City approval.

2. Accept (new and existing) U.S. 89A as a city street, including future upkeep and maintenance as with other City streets.

NAU WILL:

1. Donate any additional right of way necessary for construction of the northbound I-17 off-ramp.

2. Cooperate with City and ALOP in the review of plans for modification of NAU's access road and parking lot.

3. Provide necessary approvals, permits and temporary construction easements as required during construction.

RMS WILL:

1. Through its consultant, design and prepare plans for the changes, modifications and improvements discussed above.


2. Donate all required right of way for that portion of relocated U.S. 89A which lies within the boundaries of property owned by RMS, its affiliates or subsidiaries.

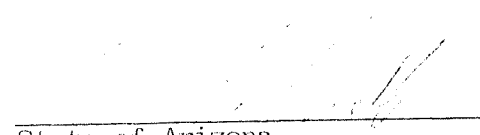
3. Construct, at its own cost, any utilities which are required to serve the "Woodlands Village" development, and which lie within the right of way of relocated 89A.


It is estimated, preliminarily, that the cost of construction and right of way acquisition for the entire project as discussed above will be \$1,425,000 and will be shared by the participants in the following manner:

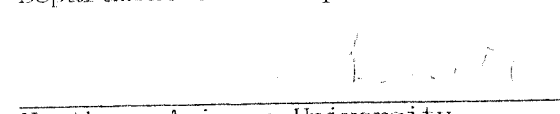
ADOT	-	\$500,000.
CITY	-	225,000.
RMS	-	700,000.

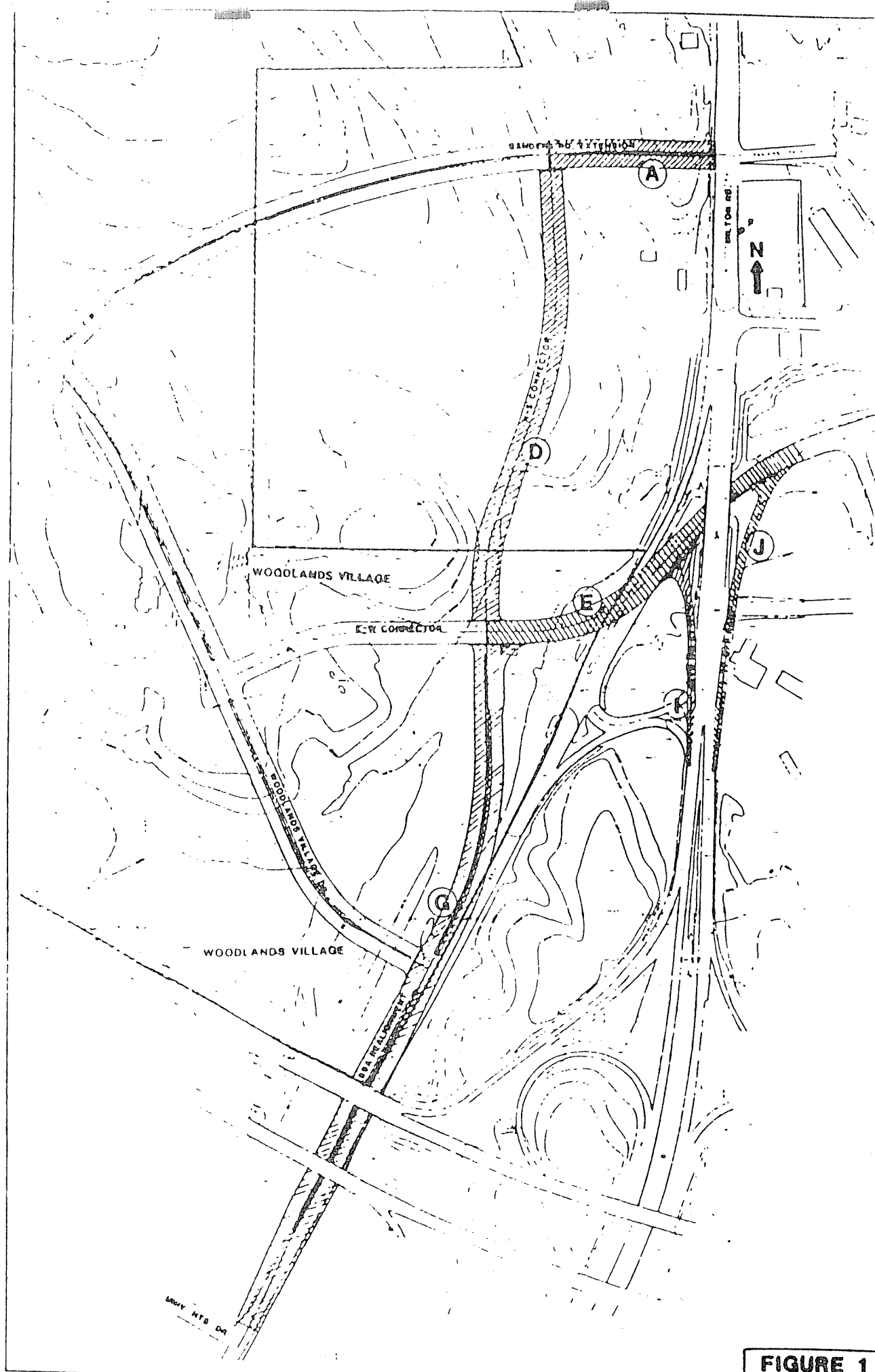
It is anticipated that the parties hereto will enter into a formal agreement detailing their duties and liabilities prior to actual construction of the project discussed above. At that time, the above costs will be modified, if necessary, to reflect the most recent cost estimates.

  
\_\_\_\_\_  
City of Flagstaff

  
\_\_\_\_\_  
State of Arizona  
Department of Transportation

  
\_\_\_\_\_  
RMS Development Company

  
\_\_\_\_\_  
Northern Arizona University



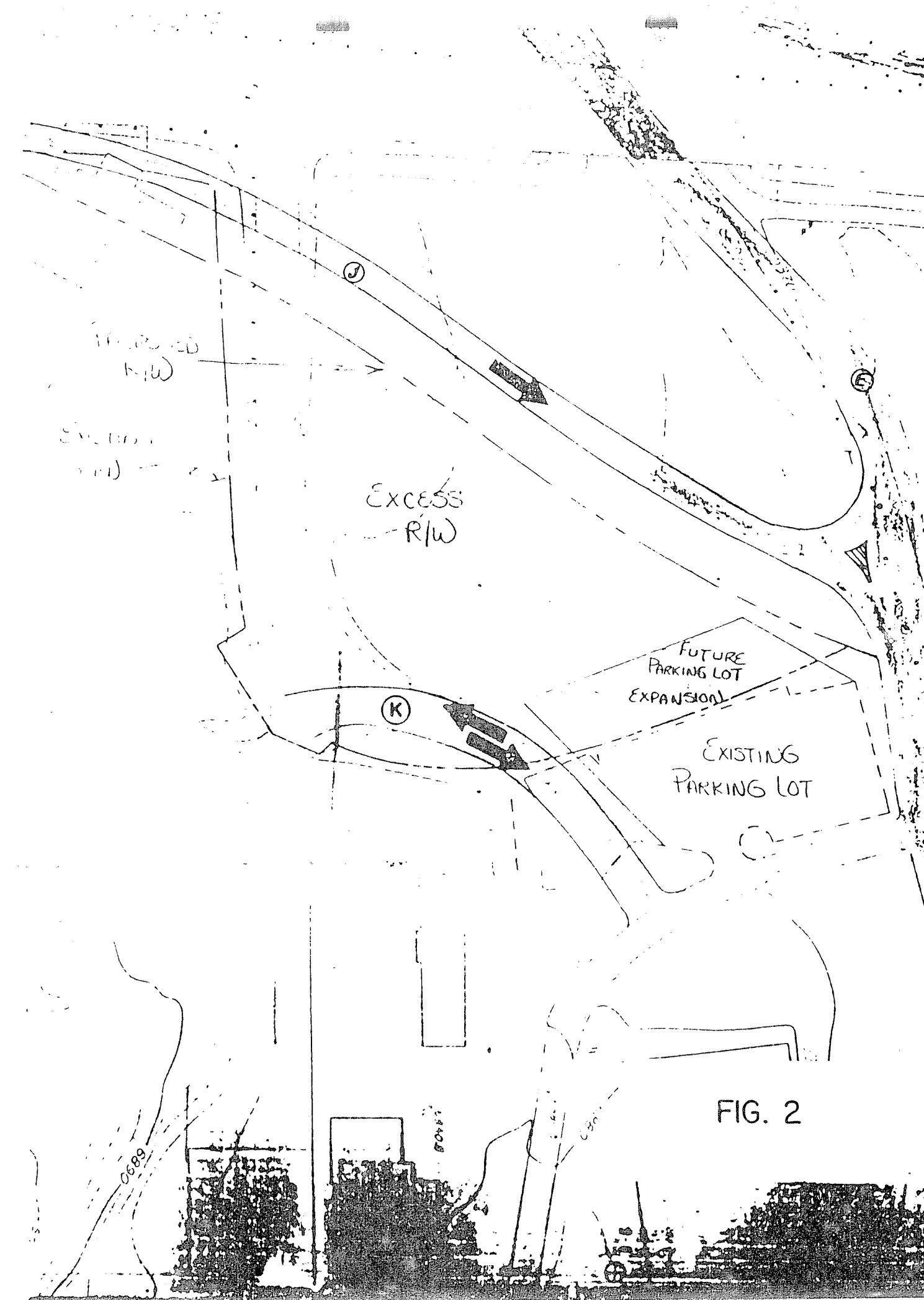


FIG. 2

